



Conway Township Planning Commission Meeting Minutes
 Monday, September 8th, 2025 | 7:00pm EST
 Conway Township Hall | 8015 N. Fowlerville Road, Fowlerville, MI 48836

Agenda	Items Discussed	Actions to be Taken
Attendees	PC Members Present: Lucas Curd- Chair, George Pushies, Mike Stock, Shawn Morrison, Steve Weiss- Vice Chair, Kayla Poissant- Secretary Zoning Administrator: Russ Cesarz Livingston County Planning Commissioner: Dennis Bowdoin Township Planner: Liz Hart- McKenna Township Attorney: Michael Homier, Keith Brown	None
Call to Order/Pledge	Chair, L. Curd called the Conway Township Planning Commission meeting to order at 7:00pm and led the Pledge of Allegiance.	None
Approval of Agenda	Motion to accept the meeting agenda as amended for September 8th, 2025. Motion by L. Curd. Support by M. Stock. Motion Approved.	Motion Approved
Approval of August 11th, 2025 Minutes	Motion to accept meeting minutes from August 11th, 2025. Motion by L. Curd. Support by G. Pushies. Motion Approved.	Motion Approved
Approval of August 11th, 2025 Closed Minutes	Motion to accept closed meeting minutes from August 11th, 2025. Motion by S. Morrison. Support by G. Pushies. Motion Approved.	Motion Approved
Approval of August 25th, 2025 Minutes	Motion to accept special meeting minutes from August 25th, 2025. Motion by S. Weiss. Support by M. Stock. Motion Approved.	Motion Approved
Call to the Public	None at this time.	None
Communications	a. Zoning Administrator Report: R. Cesarz stated that everything was peachy in Conway Township, and that there were a couple of reroofs, and new builds. b. Board Ex-Officio Report:	None

	<p>G. Pushies stated that the Board discussed Trustee pay, the website, insurance proposal, MI Association of Cemeteries renewal, show cause hearing, and the school liaison was renewed.</p> <p>c. Livingston County Planning Commission Report: D. Bowdoin stated that the LCPC approved three planned developments and one water park at 59/23. He also stated that they will be looking for a new chair as the current chair is stepping down.</p>	None
Old Business	<p>Headland Solar- Updates- L. Curd stated that Ranger/Headland was not in attendance at the 8/25/25 meeting.</p>	None
New Business	<p>10.0- Public Hearing for Elm Street Wholesale Conditional Rezoning-</p> <p>G. Pushies stepped down due to conflict of interest.</p> <p>Motion to open the Public Hearing for Elm Street Wholesale Conditional Rezoning at 7:10pm. Motion by S. Weiss. Support by L. Curd. Motion Approved.</p> <p>R. Cesarz handed out paper copies of the application. Kevin Plunkett, owner and applicant, was present to speak. Mr. Plunkett submitted an Amended Conditions Voluntarily Offered by Applicant to the PC. R. Cesarz will send the amendments via email as well.</p> <p>The PC Board reviewed the Amended Conditions Voluntarily Offered with the applicant.</p> <p>R. Cesarz stated that the Township has not received any complaints regarding the applicant.</p> <p>Motion to closed the Public Hearing for Elm Street Wholesale Conditional Rezoning at 7:31pm. Motion by L. Curd. Support by M. Stock. Motion Approved.</p> <p>10a- Sound Report- Darren Brown- Mr. Brown stated that they were hired to do sound measurements in the Conway and Cohoctah Townships. He stated that they measured in two locations, one in Conway and one in Cohoctah. Mr. Brown stated that they also took measurements near the Shiawassee Solar Facilities to see what the current level was at an</p>	<p>Motion Approved</p> <p>Motion Approved</p>

	<p>operational facility. Mr. Brown delivered a synopsis of the results, and answered any and all questions from the PC Board. He went in depth regarding the frequencies, sound levels, direction, the bio-filter used, inverter noises at the Shiawassee facility, harm of sound over extended periods of time, etc.</p> <p>Mr. Brown did answer questions from the public as well.</p> <p>b. Vote on PC Vice Chair- L. Curd stated that there will be another PC Member soon, and it would probably be in the best interest to wait to vote on the issue.</p> <p>c. Elm Street Conditional Rezoning Application- M. Stock brought up that the PC only just received the Amended Conditional Rezoning Voluntary Amendments, and was concerned about voting on the application without more review. PC Discussion continued.</p> <p>Motion to recommend approval of the Elm Street Wholesale Conditional Rezoning Application. Motion by K. Poissant. Support by S. Weiss. Roll Call Vote.</p> <p style="text-align: center;"> S. Weiss- Yes S. Morrison- Yes K. Poissant- Yes L. Curd- Yes M. Stock- Yes </p> <p>Motion Approved.</p> <p>d. Set Special Meetings- September 9th, 2025 & September 15th, 2025- L. Curd discussed the Special Meetings. September 9th- Desri would be in attendance for a joint meeting with Cohoctah and the final review for the Headland Solar application on September 15th.</p> <p>e. Master Plan Update- McKenna- L. Curd stated that McKenna sent out drafts. L. Hart stated that she has received no feedback on the drafts.</p> <p>S. Weiss brought up concerns about elderly accessories dwellings. G. Pushies brought up affordable housing legislative approval that will need to be added. S. Weiss also brought up crypto mining, data centers, and commercial zoning/districts will need to be looked at.</p>	<p style="text-align: center;">Motion Approved</p>
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	<p>L. Hart stated that the next step would be to look at the Land Use maps, current and future, and that the PC can review this at the next monthly meeting.</p> <p>M. Stock brought up a few different roads that were listed as county roads, that were actually private roads, and that the county looks at Bell Oak Rd. He also brought up internet and utilities, to which L. Hart stated that it was already on her list to review/update.</p>	
Commission Discussion	<p>K. Poissant stated that she felt it would be better to appoint a Vice Chair that is currently on the PC Board, to allow the new PC member time to acclimate to being on the PC.</p> <p>Motion to appoint S. Weiss as Vice Chair. Motion by K. Poissant. Support by G. Pushies. Motion Approved.</p>	Motion Approved
Last Call to the Public	<p>S. Porter mentioned the motion from last month regarding the Essential Service ordinance.</p> <p>L. Curd stated that it will be on the agenda for next month.</p>	None
Adjournment	Motion to adjourn at 8:26pm. Motion by G. Pushies. Support by S. Morrison. Motion Approved.	Motion Approved

Respectfully Submitted:

Kayla Poissant

Kayla Poissant,
PC Secretary

Approved:

Lucas Curd,
PC Chair